

# FOR LEASE

## Industrial & Office Spaces 1820 Industrial Circle, Longmont, CO



**Very affordable industrial/office spaces ideally located off of Ken Pratt Blvd near the Convention Center and Radisson Hotel. May lease the industrial or office spaces separately. Located in an attractive building with ample parking. Includes tenant finish allowances. Sprinklered building with lots of power, HVAC throughout, and ample parking. Includes overhead drive-in doors and dock high access.**

**Industrial Spaces: 4260 sq ft @ \$4.50/sq ft NNN**  
**Office Spaces: 1,191, 1,506, or 2,697 sq ft @ \$9.00/sq ft NNN**  
**Expenses: Approximately \$2.00/sq ft**  
**Zoning: MI (Mixed Industrial)**  
**Power: 4,000 amps - 3 phase available.**

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**Prudential**  
**Rocky Mountain, REALTORS®**

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